
DEVELOPMENT SERVICES

PLAN REVIEW CONDITIONS

January 18, 2022

TRI Architects
9812 Manchester rd
St. Louis, MO 63119

Permit No: PRCOM20220124
Project Title: VANGUARD VILLAS - BUILDING #X
Project Address: 1003 NW BLACK TWIG CIR, LEES SUMMIT, MO 640811005 NW BLACK TWIG CIR, LEES SUMMIT, MO 640811007 NW BLACK TWIG CIR, LEES SUMMIT, MO 640811001 NW BLACK TWIG CIR, LEES SUMMIT, MO 64081
Parcel Number: 237160
Location / Legal Description:
Type of Work: NEW MULTI-FAMILY
Occupancy Group: RESIDENTIAL, MULTI-FAMILY
Description: TOWNHOMES

Revisions Required

One or more departments have not approved the permit and the following is a list of requirements from the City of Lee's Summit that have not been satisfactorily addressed in the plans and specifications. Please address the comments as requested and provide three (3) copies of any revised sheets and/or additional information. Please contact the appropriate department regarding clarification of comments.

Development Services Department (816) 969-1200

Fire Department (816) 969-1300

Licensed Contractors

Reviewed By: Joe Frogge

Rejected

1. Lee's Summit Code of Ordinance, Section 7-130.4 - Business License. (excerpt)

No person, other than a licensed contractor or employees of a licensed contractor, shall engage in electrical, plumbing or mechanical business, construction, installation or maintenance unless duly licensed in accordance with this section.

Action required: MEP subcontractors are required to be listed on permit. Provide company names of licensed MEP contractors.

Building Plan Review

Reviewed By: Joe Frogge

Rejected

1. This review represents all structures under the Final Development Plan submittal.

Action required: Comment is for informational purposes.

2. The building permit for this project cannot be issued until the Development Services Department has received, approved, and processed the Final Development Plan.

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Action required: Comment is for informational purposes.

3. Copies of the engineered truss package were not provided at the time of permit application.

Action required: Provide roof/floor truss packages or request deferral.

4. 2018 IBC 706.1 General. Fire walls shall be constructed in accordance with Sections 706.2 through 706.11. The extent and location of such fire walls shall provide a complete separation. Where a fire wall also separates occupancies that are required to be separated by a fire barrier wall, the most restrictive requirements of each separation shall apply.

Action required: Provide complete rated wall assembly details that includes nail/screw patterns.

5. A code analysis shall be provided which includes but is not limited to occupancy type, occupant load, construction type, actual area, height and floors, allowable area, height and floors, and the codes to which the project is designed.

Action required: Update code analyses to include 2018 International Residential Code which is what these plans are reviewed and inspected under.

6. ICC A117.1-2009 Section 1004.2 Primary Entrance. The accessible primary entrance shall be on an accessible route from public and common areas. The primary entrance shall not be to a bedroom unless it is the only entrance.

Action required: Modify designs to demonstrate compliance.

7. 2018 IBC 1803.1 General. Geotechnical investigations shall be conducted in accordance with Section 1803.2 and reported in accordance with Section 1803.6. Where required by the building official or where geotechnical investigations involve in-situ testing, laboratory testing or engineering calculations, such investigations shall be conducted by a registered design professional.

Action required: Provide soils report to justify design assumption of soil bearing capacity greater than 2,000psf. (2,500 shown on S1)

Fire Plan Review

Reviewed By: Jim Eden

Not Required

The review conducted by the City of Lee's Summit Development Services Department shall not be construed as a structural review of the project.